

Cottage Armory Restoration Project

Lets Make History!



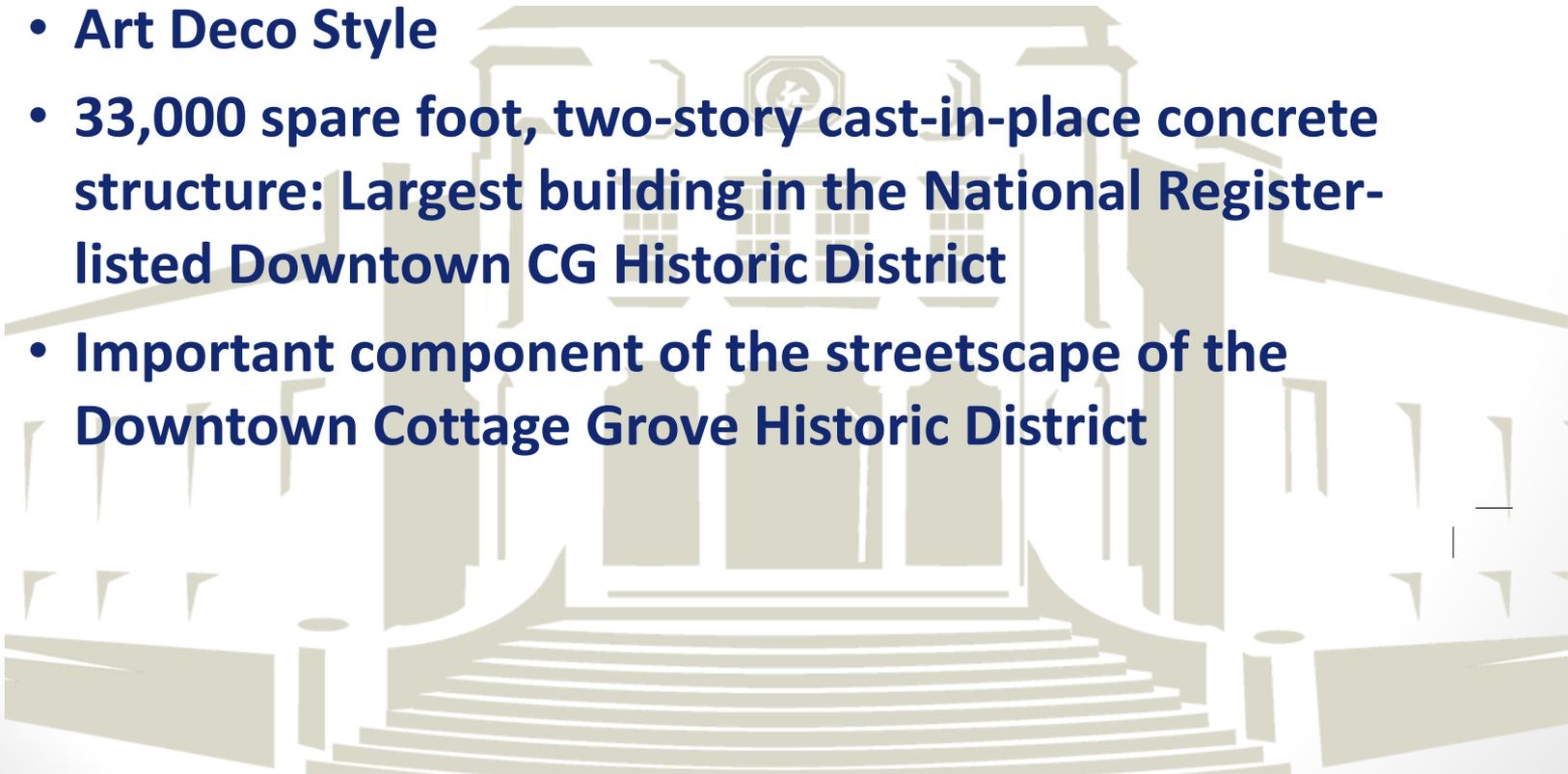
Intro to the Armory Project

- **The City of Cottage Grove purchased the National Guard Armory in 2010**
- **Goals for the Armory Project:**
 - **To design, implement and manage the development campaign for the restoration and renovation of the CG Armory project in Cottage Grove, OR**
 - **To raise a minimum of \$2.6 Million over 30 months**
 - **To create awareness of the project through education, tourism and donor stewardship**
 - **To assist in the development of a “Friends of the Armory” volunteer group.**



History

- **The Amory located at 628 E. Washington Ave was completed in 1931 as a National Guard Armory and local community center**
- **Art Deco Style**
- **33,000 square foot, two-story cast-in-place concrete structure: Largest building in the National Register-listed Downtown CG Historic District**
- **Important component of the streetscape of the Downtown Cottage Grove Historic District**



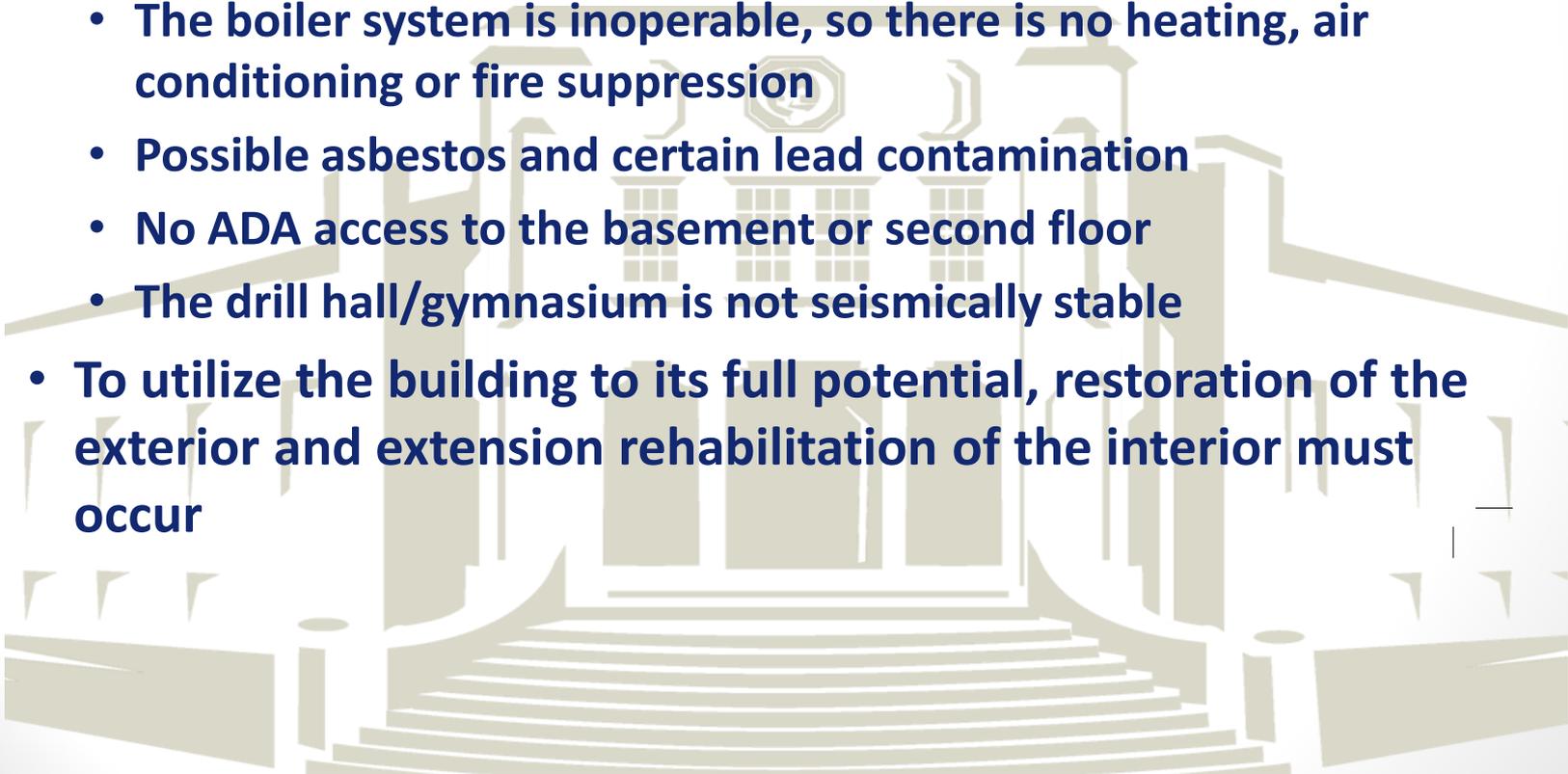
History

- **Designed by the Eugene architecture firm of Hunzicker, Smith and Philips at the start of the great depression**
- **Drill hall: In addition to military drills and deployment ceremonies**
 - **Bohemia Days queen**
 - **WWII roller skating rink**
 - **Ballroom dancing**
 - **School dances**
 - **Gymnastics competitions**
 - **Flower shows**
- **In 2009, the National Guard consolidated its units in Springfield, vacating the Cottage Grove Armory**



Now

- **Owned by the City of Cottage Grove, but cannot be occupied in its current condition:**
 - The only restrooms are in the basement level
 - The boiler system is inoperable, so there is no heating, air conditioning or fire suppression
 - Possible asbestos and certain lead contamination
 - No ADA access to the basement or second floor
 - The drill hall/gymnasium is not seismically stable
- **To utilize the building to its full potential, restoration of the exterior and extension rehabilitation of the interior must occur**



Needs that the new Armory will fulfill in the community

- **Community gathering space**
- **Large event space**
- **Convention space**
- **Boys and Girls club/ youth recreation**
- **General recreation**
- **Commercial kitchen**
- **Business incubation**
- **Archival space for local historic non-profits**
- **Soup Kitchen**
- **Historic preservation**



Why now?

- **The longer the Armory sits, the more the building degrades**



Plan: Schematic Design

- **Historic Preservation**
 - Maintaining character while incorporating modifications to accommodate proposed uses



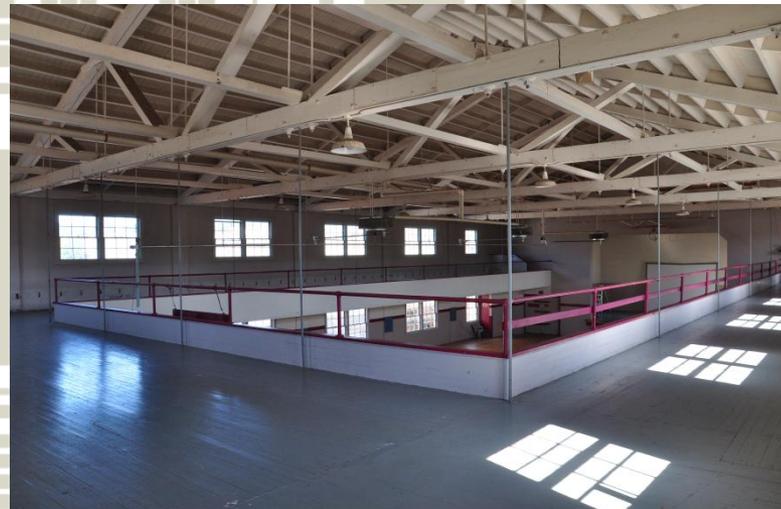
Accessibility

- **Accessibility**
 - The armory is currently very limited in regards to being ADA-compliant.
 - The proposed Armory provides a new elevator system to help solve our ADA-compliance issues



Plan: Schematic Design

- **Drill Hall**
 - Preservation of the Drill Hall because of its wide-space potential
- **Balcony**
 - The flexibility this provides for displays and alternate uses, as well as for accessibility for users, were main concerns in this decision.
 - Sections of re-locatable bleachers will be used to increase seating capacity for some uses, while being stored at the southwest corner when not in use.
 - Also shown on the Balcony level is a modest elevated Sound Booth for A-V controls.



Plan: Schematic Design

- **Kitchen/Food Service**
 - Proposed kitchen uses: Small group kitchen, teaching kitchen, catering support kitchen, rental/incubator kitchen, and banquet kitchen.
 - Southwest corner: Service and staging area with stair and small elevator to Main Level.
 - Quartermasters room: Additional staging and support for both the Drill Hall and the Company Room for smaller groups.
 - Northeast meeting rooms: Wet corner for coffee service and support of small group use of these spaces.



Plan: Schematic Design

- **Meeting and Multi-Purpose Rooms**
 - **Options for meeting rooms:**
 - The Company Room on the Main Level
 - The Legion Room on the Lower Level
 - The Commanding Officer's Room on the Upper Level
 - The Banquet Room on the Lower Level
 - Additional Lower Level spaces for meetings, conference and film screening
 - Larger space on left side of Lower Level for youth activities, exercise studios or similar uses



Plan: Schematic Design

- **Restrooms**
 - Accessible restrooms on each level
 - The Lower Level restrooms with their historic original finish materials are modestly modified to serve the Lower Level.
 - Additional Lower Level restrooms on the west side serve adjacent uses.
- **Zones**
 - **Building circulation:** Allows limited areas of the facility to be available to specific users without allowing access to the entire structure
 - New northeast entry
 - Locked door at the base of the stairwell restricts Lower Level access

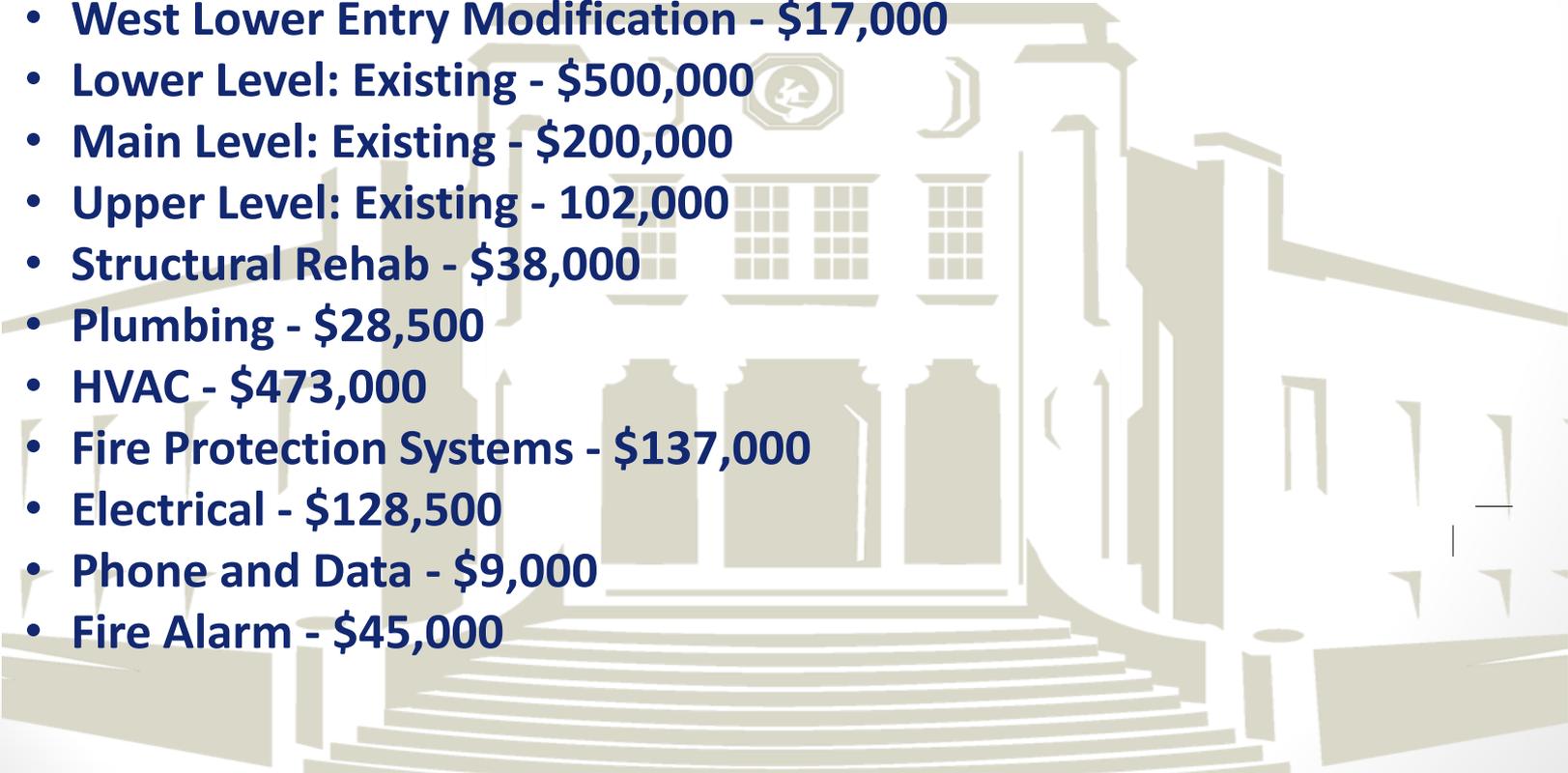


Plan: Schematic Design

- **Storage**
 - Tables, chairs, carts, screens, and food service equipment are examples of items needing storage for general building use
 - The kitchen area includes storage for equipment, supplies and foodstuffs to support kitchen uses. Archival storage is provided for an historic film collection, as well as City records and files.
- **Historical Displays**
 - As an historic structure, multiple opportunities are available to reinforce a sense of history throughout the facility
 - The southeast corner entry will remain as the iconic image for the Armory walls.



Cost of construction

- **General - \$500,500**
 - **Site - \$24,500**
 - **Exterior: Existing - \$100,000**
 - **Northeast Entry Addition - \$480,000**
 - **West Lower Entry Modification - \$17,000**
 - **Lower Level: Existing - \$500,000**
 - **Main Level: Existing - \$200,000**
 - **Upper Level: Existing - 102,000**
 - **Structural Rehab - \$38,000**
 - **Plumbing - \$28,500**
 - **HVAC - \$473,000**
 - **Fire Protection Systems - \$137,000**
 - **Electrical - \$128,500**
 - **Phone and Data - \$9,000**
 - **Fire Alarm - \$45,000**
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Cost of Construction

**Estimated Total:
\$2.8 Million**



Final look

